

TOWNSHIP OF SADDLE BROOK ZONING BOARD OF ADJUSTMENT AGENDA

October 6, 2025 Regular Meeting

The Saddle Brook Zoning Board of Adjustment will hold a regular meeting 7:00 p.m. on Monday October 6, 2025 at **(Saddle Brook Municipal Complex, 55 Mayhill Street)**

1. CALL THE MEETING TO ORDER

2. FLAG SALUTE

3. OPEN PUBLIC MEETING ACT: adequate notice of this meeting has been sent to all members of the Zoning Board and to all legal newspapers in Accordance with all the Provisions of the "Open Meetings Act", Chapter 231, P.L. 1975.

4. ROLL CALL

5. NEW BUSINESS

A.) Jeremy Rothenberg, 308 South Boulevard, Block 519, Lot 40

The Applicant proposes an 8' x 12' shed in the rear yard that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today.

B.) 390 Realty, LLC, 390 Floral Lane, Block 1402, Lot 1

The Applicant proposes a 24' x 32' x 17' 6" canopy over gas pumps that does not conform to the zoning ordinance for the Township of Saddle Brook as it exists today. This is an expansion of a pre-existing nonconforming use (Gasoline filling and service stations are prohibited in all areas of the Township). **(Applicant was carried from the September 8, 2025 meeting without further notice.)**

C.) Greater Bergen Realtors, 405-433 North Midland Avenue, Block 1401, Lot 12

The Applicant proposes a to lease 100 existing off-street parking spaces to four (4) different tenants: Digital Room Printer (50 spaces along rear north property line); Cosmos Beauty School (6 spaces along the rear 1st row); A.W. Auto (40 spaces along rear row and rear property line) and Stefan Williams (4 parking spaces along the rear 2nd row). The spaces leased to A.W. Auto would be for overnight parking and the spaces leased to the three other tenants will be from 8:00 A.M. to 6:00 P.M. There are no site improvements or building modifications proposed as part of this application.

6. RESOLUTIONS

A.) Approval Huseyin Coskun, 101 Westminster Place, Block 519, Lot 62

B.) Approval Robert Di Giovanni & Frances O'Brien, 35 Central Avenue, Block 607, Lot 8

C.) Approval Russell Kelley, 22 Chelsea Drive, Block 602, Lot 24

D.) Approval Best Budz, LLC, 253 Route 46, Block 120, Lot 5

7. MINUTES

Meeting of September 8, 2025 Regular Meeting

8. COMMUNICATIONS

Lawrence Calli to the Zoning Board of Adjustment, 9/09/25 Re: 575 North Midland Ave.

9. VOUCHERS

Neglia Engineering Assoc., 9/04/25, Laurikietis, 591 Oak Avenue, Block 1710, Lot 21 \$755.00
Neglia Engineering Assoc., 9/04/25, Best Budz, 253 Route 46, Block 120, Lot 5 \$1,222.50
Birchwale Pellino & Cialone, LLC, 9/18/25, Di Giovanni, 35 Central Avenue, Block 607, Lot 8 \$250.00
Birchwale Pellino & Cialone, LLC, 9/16/25, Coskun, 101 Westminster Place, Block 519, Lot 62 \$287.50
Birchwale Pellino & Cialone, LLC, 9/22/25, Kelley, 22 Chelsea Drive, Block 602, Lot 24 \$250.00
Birchwale Pellino & Cialone, LLC, 9/22/25, Best Budz, 253 Route 46, Block 120, Lot 5 \$912.50
Return of Unused Escrow, Sita & Sons, 214-216 Midland Ave., Block 101, Lot 3 \$11,486.22
Return of Unused Escrow, Omar Gutierrez, 603 Oak Avenue, Block 1710, Lot 18 \$93.00
Return of Unused Escrow, Eduardo Castro, 84 Ackerman Avenue, Block 607, Lot 67 \$18.00

10. OPEN AND CLOSE MEETING TO THE PUBLIC

11. ADJOURN